



County of Los Angeles CHIEF EXECUTIVE OFFICE

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WILLIAM T FUJIOKA
Chief Executive Officer

Board of Supervisors
GLORIA MOLINA
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YVONNE B. BURKE
Second District

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Third District

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MICHAEL D. ANTONOVICH
Fifth District

April 15, 2008

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Dear Supervisors:

**DEPARTMENT OF PUBLIC WORKS: ACCEPTANCE OF DONATION OF
UNIMPROVED REAL PROPERTY IN THE UNINCORPORATED TERRITORY OF THE
COUNTY OF LOS ANGELES AND APPROVAL OF CAPITAL PROJECT FOR THE
CONSTRUCTION OF GAGE AVENUE NEIGHBORHOOD POCKET PARK ON THE
NORTHEAST CORNER OF THE INTERSECTION OF EAST GAGE AVENUE
AND CONVERSE AVENUE IN THE FLORENCE/FIRESTONE AREA
CAPITAL PROJECT NO. 77432; PROJECT I.D. NO. RDC0014807
(FIRST DISTRICT) (3 VOTES)**

SUBJECT

The acceptance and development of the donated property into a neighborhood pocket park will provide a safe and aesthetic pedestrian path between the surrounding Florence/Firestone area communities and two light rail transit stations. The project is one in a series of street beautification and greening projects in the First and Second Districts. The improvements will include lighted pedestrian paths, drought tolerant landscaping and stormwater treatment features.

IT IS RECOMMENDED THAT YOUR BOARD:

1. Find that the transfer of land ownership is categorically exempt from the provisions of the California Environmental Quality Act pursuant to Section 15325, class (f) of the CEQA Statutes and Guidelines, and that the neighborhood park project is categorically exempt pursuant to CEQA Section 15303, class (d).

2. Accept a gift of unimproved real property from Merona Enterprises, Inc., located on the northeast corner of the intersection of East Gage Avenue and Converse Avenue, Parcel 1-1PP, in the Florence/Firestone area for the construction of a neighborhood park and associated amenities.
3. Approve Capital Project No. 77432 scope of work and total project budget of \$1,500,000 for the design and construction of the Gage Avenue Neighborhood Park on the northeast corner of the intersection of East Gage Avenue and Converse Avenue in the Florence/Firestone area, and authorize the Acting Director of Public Works or his designee to carry out the project.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

Approval of the recommended actions will formally accept a gift of real property on the northeast corner of the intersection of east Gage Avenue and Converse Avenue, Parcel 1-1PP, approve the scope of work and project budget for the Gage Avenue Neighborhood Park and authorize the Department of Public Works to proceed with the construction of a neighborhood pocket park thereon.

The 0.63 acre of unimproved land has an estimated value of \$1.2 million and was donated to the County of Los Angeles by Merona Enterprises, Inc. Adjacent to a residential area and light rail transit tracks, the property lacks landscaping, stormwater drainage and paved paths or sidewalks. The donation of the property allows the County to develop a neighborhood pocket park with safe and appropriate pedestrian and wheelchair access to provide a vital link between two public light rail transit stations and establishments in the unincorporated Florence/Firestone area communities.

The project consists of the design and construction of a 27,480 square foot park with benches, trash receptacles, a meandering sidewalk, pedestrian lighting system, landscaping, and an irrigation system. The design will include water quality and water conservation features, as well as ADA compliant features to provide accessibility to individuals with disabilities.

The design and construction of the project will be administered by the Department of Public Works. The design will be completed by February 14, 2009. Construction services will be completed by a qualified construction contractor to be retained through a competitive bid process. Upon completion of the design, we will return to your Board to recommend adoption of the project plans and specifications and authorization to advertise for bids on the construction contract.

Upon its completion, the Department of Parks and Recreation will be responsible for maintaining the park.

Green Building/Sustainable Design

The project will support the intent of your Board's Green Building/Sustainable Design policy by using drought tolerant landscaping and through the implementation of Low Impact Development principles. The use of drought tolerant landscaping will reduce the amount of irrigation needed. The project will include bioretention through bioswales and infiltration areas. This will help remove pollutants from stormwater runoff and it will contribute to groundwater recharge.

Implementation of Strategic Plan Goals

The Countywide Strategic Plan directs that we provide Service Excellence (Goal 1) and Community Services (Goal 6). By improving the parcel at the northeast corner of the intersection of East Gage Avenue and Converse Avenue in the Florence/Firestone area, the residents of the County unincorporated areas and the nearby cities will benefit, and their quality of life will be improved.

FISCAL IMPACT/FINANCING

The total project cost is estimated at \$1,500,000, which is financed by a grant from the State Proposition 40 Roberti-Z'Berg-Harris Program. Sufficient funds are appropriated in the Fiscal Year 2007-08 Capital Projects/Refurbishments Budget, under C.P. No. 77432. The Project Schedule and Budget Summary are included in Enclosure A.

Operating Budget Impact

Following completion of the project, scheduled for the Fall of 2010, the Department of Parks and Recreation (Department) will maintain the newly developed park, and anticipates one-time start-up and ongoing operating costs for utilities and maintenance. The Department will work with the Chief Executive Office to determine the appropriate level of funding when the project nears completion. Request of funds for one-time and ongoing costs will be submitted in the Department's Fiscal Year 2010-2011 Proposed Budget request.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The property to be accepted is approximately 27,480 square feet and is located at the northeast corner of east Gage and Converse Avenues in the Florence/Firestone area of unincorporated County of Los Angeles. The owner of the property, Merona Enterprises, Inc., executed the deed in favor of the County of Los Angeles. California Government Code Section 25355 requires gifts to the County be accepted or rejected by the Board of Supervisors. The value of the property is estimated to be \$1.2 million.

As required by California Government Code Section 65402 (b), the impending donation acceptance of real property was submitted to the Planning Commission of the County of Los Angeles for its report as to conformance with the adopted General Plan. The Planning Commission has reviewed and reported the conveyance of real property conforms with its adopted General Plan.

Your Board's approval of the Capital Project is required to authorize the expenditure of the Capital Project funds for this project.

ENVIRONMENTAL DOCUMENTATION

The transfer of land ownership is categorically exempt from the provisions of the California Environmental Quality Act pursuant to Section 15325, class (f) of the CEQA Statutes and Guidelines, and that the neighborhood park project is categorically exempt pursuant to CEQA Section 15303, class (d).

IMPACT ON CURRENT SERVICES (OR PROJECTS)

By improving the parcel at the northeast corner of the intersection of East Gage Avenue and Converse Avenue in the Florence/Firestone area, the residents of the County unincorporated areas and the nearby cities will benefit, and their quality of life will be improved.

The Honorable Board of Supervisors
April 15, 2008
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CONCLUSION

Please return one adopted copy of this letter to the Chief Executive Office (Capital Projects Division), and one adopted copy of this letter to the Department of Public Works, Programs Development Division, for further processing.

Respectfully submitted,



WILLIAM T FUJIOKA
Chief Executive Officer

WTF:DDE:DL
JSE:DJT:RB:zu

Attachment

c: County Counsel
Department of Parks and Recreation
Department of Public Works (Budget/Fund Management, Fiscal, Mapping and Property Management)

ENCLOSURE A

**ACCEPTANCE OF GIFT OF UNIMPROVED REAL PROPERTY IN THE
UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES AND
APPROVAL OF CAPITAL PROJECT FOR THE CONSTRUCTION OF GAGE
AVENUE NEIGHBORHOOD POCKET PARK ON THE NORTHEAST CORNER OF
THE INTERSECTION OF EAST GAGE AVENUE AND CONVERSE AVENUE IN
FLORENCE/FIRESTONE AREA**

**CAPITAL PROJECT NO. 77432; PROJECT I.D. NO. RDC0014807
SUPERVISORIAL DISTRICT 1; 3 VOTES**

I. PROJECT SCHEDULE

Project Activity	Scheduled Completion Date
Project Needs Assessment	N/A
Project Feasibility	N/A
Project Program Validation	N/A
Design	2/14/09
Construction Contract Award	09/17/09
Construction Field Acceptance Final Acceptance	09/28/10 10/30/10

II. PROJECT BUDGET SUMMARY

Budget Category	Proposed Total Project Budget
Land Acquisition	N/A
Construction	
(a) Construction	\$1,000,000
(b) Change Orders	\$ 100,000
Equipment	N/A
Plans and Specifications	\$ 150,000
Consultant Services	N/A
Miscellaneous Expenditures	\$ 40,000
Jurisdictional Review and Plan Check	N/A
County Services	\$ 210,000
TOTAL	\$1,500,000